



General Assembly

January Session, 2007

Raised Bill No. 7286

LCO No. 4536

04536_____JUD

Referred to Committee on Judiciary

Introduced by:
(JUD)

***AN ACT CONCERNING RELOCATION ASSISTANCE FOR PERSONS
DISPLACED BY A CONDOMINIUM CONVERSION.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 47-88d of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2007*):

3 Any declarant of a conversion condominium shall pay moving and
4 relocation expenses to each household which does not purchase its
5 dwelling unit and does not have an adjusted gross income for federal
6 income tax purposes of more than [twenty-one] fifty-six thousand
7 dollars, if unmarried, or [twenty-five] sixty-six thousand dollars jointly
8 with spouse, if married, in an amount equal to the amount charged for
9 two months' rent for such dwelling unit at the time the conversion was
10 declared or [one thousand] two thousand seven hundred dollars,
11 whichever is greater.

12 Sec. 2. Section 47-287 of the general statutes is repealed and the
13 following is substituted in lieu thereof (*Effective July 1, 2007*):

14 (a) Except as provided in subsection (b) of this section, a conversion
15 tenant is entitled to a relocation payment from the declarant if the

16 tenant's household income qualifies under subsection (c) of this section
 17 and [he] the tenant moves from [his] the tenant's converted unit either
 18 during or after the transition period. The relocation payment shall be
 19 in the amount of two months rent or [one thousand] two thousand
 20 seven hundred dollars, whichever is greater.

21 (b) If a conversion tenant executes a written lease for a term of at
 22 least one year at any time after the tenant receives a conversion notice,
 23 the lease may provide that, after the transition period ends, the tenant
 24 waives his or her right to a relocation payment pursuant to this
 25 section.

26 (c) A tenant's household income qualifies, for purposes of
 27 subsection (a) of this section, if [his] the tenant's household has an
 28 adjusted gross income for federal income tax purposes of less than
 29 [twenty-one] fifty-six thousand dollars if the tenant is unmarried, or
 30 [twenty-five] sixty-six thousand dollars if [he] the tenant is married.

31 (d) The relocation payment shall be made within ten days after the
 32 tenant vacates and shall not be considered as income or resources to
 33 the extent so provided for payment to a displaced person pursuant to
 34 section 8-277.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2007</i>	47-88d
Sec. 2	<i>July 1, 2007</i>	47-287

Statement of Purpose:

To update the income eligibility limits and relocation payments for individuals displaced by a condominium conversion to reflect inflation since the last adjustment of such limits and payments in 1983.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]